

**A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE STUDENT HEALTH CENTER PROJECT WILL TAKE PLACE AT THE NOVEMBER MEETING**

G.D. 9b

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Register of University of Northern Iowa Capital Improvement Business Transactions for Period of September 16, 2003, Through October 16, 2003  
**Date:** November 3, 2003

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**Recommended Actions:**

1. **Student Health Center Expansion** project (see pages 2 through 8);
  - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (pages 7 and 8);
  - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
  - c. Approve the schematic design and project description and budget (\$3,500,000), with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
2. Approve the remaining item for the **Innovative Teaching and Technology Center (East Gym Renovation)** project on the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

Recommended actions related to the **McLeod Center** project, which includes a schematic design presentation, will be forwarded under separate cover.

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**Executive Summary:**

Requested Actions      Schematic design and project description and budget (\$3,500,000) for the **Student Health Center Expansion** project, which would construct an addition to the Student Health Center and renovate existing space in the facility to consolidate and expand the University's Health Services programs (see page 2).

- A presentation of the schematic design will take place at the November meeting; the schematic design booklet is included with the Board's docket materials.

Amendment #1 (\$153,000) to the agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa, for the **Innovative Teaching and Technology Center (East Gym Renovation)** project would convert the East Gym to a modern instructional facility with classroom and laboratory areas to meet the University's need for additional academic space (see page 9).

- The schematic design and project budget were approved prior to the July 2003 implementation date for the Board's policy for major capital projects.

The capital register item for the **McLeod Center** project, which includes a schematic design presentation, will be forwarded under separate cover as an addendum to this docket memorandum.

**Background and Analysis:**

**Student Health Center Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement		Jan. 2003	Approved
(OPN Architects, Cedar Rapids, Iowa)	\$ 363,000	April 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2003	Received Report
Program Statement		Oct. 2003	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Nov. 2003	Requested
Schematic Design		Nov. 2003	Requested
Project Description and Total Budget	3,500,000	Nov. 2003	Requested

Background

The University's Health Services programs consist of the Health Clinic, currently located in the Student Health Center, and Counseling Center and Disability Services, currently located in the Student Services Center in Bartlett Hall.

The University reports that the facilities require improvements to respond to increased enrollment, stricter federal medical and accessibility requirements, new trends in health and wellness, and student demand for improved services.

In addition, the University wishes to consolidate the Health Services programs in the Student Health Center to obtain efficiencies among the programs.

- The Student Health Center consists of 12,658 gross square feet of space on two floors and is located directly north of the Schindler Education Center. (A map indicating the location of the facility is included as Attachment A.)
- The facility was built in 1961 to serve a student population approximately one-third of the current number of students on campus, and has received only minor updates since its construction.

In November 2002, the Board approved a new \$26 per academic year per student Health Facility mandatory fee (effective with the 2003-2004 academic year) to support the debt service payments for expansion and renovation of the facility.

#### Project Scope

This project would construct a two-story addition to the Student Health Center (approximately 11,594 gross square feet) immediately east of the building.

The project would also renovate the existing clinic space in the building, and convert office areas currently occupied by the Department of Continuing Education into additional clinic and support space (approximately 10,806 gross square feet).

The project would also update the existing facility with new infrastructure to meet current required building, accessibility, fire, mechanical, electrical, technological, and other regulatory codes with an emphasis on confidentiality, privacy and security.

The expanded and renovated facility would allow consolidation of the Student Health Center, Counseling Center, and Disability Services in one location to improve student services and staff and financial efficiencies.

The University reports that the facility would greatly enhance the concept of “students first” by providing one convenient, easily identifiable, and accessible location for a variety of health services.

#### Schematic Design

The following are highlights of the **exterior** design:

- The addition would be constructed of red brick consistent with the existing facility.
- Metal detailing would be provided at selected window locations and the main entrance, and along the roofline.
- A glass curtain wall would be located near the main entrance at the northeast corner of the facility. (This is the location of the interior stairway.)

- The addition would be slightly taller than the existing building since additional space is needed above the second floor ceiling to house mechanical and electrical equipment.
- Minor modifications to the exterior of the existing building would include the addition of five windows, and the removal of the north canopy which served the former patient drop-off area for the facility.

### Roof

The roof of the existing facility is nearing the end of its useful life and would be replaced as part of the project.

The roof areas for the existing facility and the addition would consist of a rubber membrane material, which was selected for its durability and life expectancy (approximately 20 years).

The following are highlights of the **interior** design:

The **first level** would house the Student Health Clinic and shared support areas for the three Health Services programs.

- The Clinic's patient treatment areas and the shared use areas would be located in the space.
  - A total of 16 examination rooms would be provided, most of which would be centrally located within this space; three immunization rooms would be located along the east wall.
  - Four health care provider offices and a nurse work area would be located along the south wall; a laboratory and two x-ray/procedure rooms would be located along the north wall.
  - A shared training/break room and staff restrooms would be located at the far west end of this level.
- The Clinic's patient support and staff areas would be housed in the addition to the east.
  - The main entrance and patient waiting area would be located along the east wall; an elevator and stairway to the second floor would be located immediately to the north of the main entrance.
  - The pharmacy would be located along the north wall; patient consultation and waiting areas would be immediately adjacent to this area.
  - The staff support and medical records areas would be centrally located within the space.
  - Additional office areas and a consultation room would be located along the south wall.

The **second level** would house the Counseling Center, Disability Services, and the Student Health Clinic accounting offices.

- The Counseling Center and Disability Services would be located in the addition.
  - Counseling offices and group rooms (which would serve as staff conference rooms) would be located along the east, west and south walls.
  - Two waiting areas would be located along the north and east walls directly adjacent to the elevator and stairway entrance to this level.
  - Staff support and training areas would be centrally located within the space.
  - The Disability Services office and support areas would be located in the northwest corner.
    - The University reports that it is a priority of Disability Services to be located near the Counseling Center; the second level location is satisfactory for Disability Services with the elevator access to and from the first level.
- The Student Health Clinic accounting offices would be located in the far west end of the space to be renovated.

Additional  
Information

To maintain student medical care during the construction project, the University plans to temporarily relocate the Student Health Clinic to Dancer Residence Hall.

- The Clinic plans to lease the space from the Department of Residence beginning in May 2004 through mid-August 2005 at a total cost of approximately \$72,000.

The University plans to relocate the Department of Continuing Education offices from the Student Health Center to a University-owned house adjacent to campus.

Square Footage Table The following table compares the detailed square footages for the schematic design with the square footages in the approved building program.

Detailed Building Program

	<u>Building Program</u>	<u>Schematic Design</u>	
Student Health Clinic	9,365	8,991	nsf
Counseling Center	3,800	3,392	nsf
Disability Services	576	627	nsf
Shared Spaces	<u>2,168</u>	<u>1,639</u>	nsf
Total Net Assignable Space	15,909	14,649	nsf
Total Gross Square Feet	24,700	22,400	gsf

(Schematic - New Space = 11,594 gsf; Renovated Space = 10,806 gsf)

Net-to-Gross Ratio = 65 percent (schematic)

Program/Schematic Comparison In an effort to manage the project costs, the schematic design reflects a decrease of 1,260 net square feet from the approved building program. This includes the removal of three examination rooms from the Student Health Clinic, and the elimination of one shared conference/training area.

Schedule The University plans to begin construction in the spring of 2004; it is anticipated that the facility would be completed and operational in the fall of 2005.

Funding Revenue bonds, for which the debt service would be paid by the Health Facility Fee previously approved by the Board. (A bond sale for the project is included in Banking Committee item B.C. 5, Calendar Year 2004 Bond Issuance Schedule.)

Project Budget

Construction	\$ 2,956,700
Design, Inspection and Administration	413,000
Artwork	17,500
Contingency	<u>112,800</u>
<b>TOTAL</b>	<b><u>\$ 3,500,000</u></b>

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Evaluation Criteria Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan The University of Northern Iowa Strategic Plan states that its culture is based on core values, which include "the well being of its students, faculty, and staff." University Health Services (UHS), comprised of the Student Health Clinic, Counseling Center and Disability Services, and Wellness and Recreation Services, contributes directly to a healthy UNI culture. The UHS mission is "to lead the university in fostering a healthy personal, academic, and professional environment with programs and services that promote individual and organizational well being."

The Student Health Center (SHC) was built in 1961, when the student population was 4,000. The Health Clinic now serves a campus of almost 14,000 students with roughly 22,000 student visits each year. Clinic, Counseling, and Disability Services staff see approximately 50% of the student population annually and expect that with the renovation and expansion they will see 65% of the student body each year for preventive and treatment services.

The SHC has not undergone any significant renovation since its construction in 1961. Over time, the facility has developed increasing need for repairs, renovation, and additional space to adequately serve the university community.

Medical care has changed from a model of sick care to a holistic model with preventive, educational, travel, health maintenance, and wellness services as well. As a result of University efforts related to Goal 1.0 of the UNI Strategic Plan (Objective 1.7, "to enhance global awareness and a sense of global citizenship among UNI students" and 3.2, "to increase availability of distance learning, continuing education and international academic and professional development opportunities to meet the needs of students"), numbers of UNI students, faculty, and staff traveling abroad have greatly increased, as have the numbers of international students attending UNI. University Health Services has responded by expanding its travel medicine program to ensure the health and safety of both the travelers and campus community members.

UHS Clinic, Counseling, and Disability Services staff play key roles in facilitating the success of students with unique needs (Strategic Plan Goal 4.0, Objective 4.2, "provide a welcoming and responsive environment for members of the UNI community who have unique needs that may affect their opportunity for success"). They work cooperatively and collectively to assist students who need services from multiple areas simultaneously. Currently, the UHS Counseling Center, Disability Services, and Health Clinic are located in two separate buildings. As a result, students needing both medical and mental health services must travel back and forth between the two facilities for their health care. By bringing the Counseling Center and Disability Services into the Student Health Center, students will receive improved service and UHS can make more efficient use of department human and financial resources.

Objective 5.1 of Goal 5.0 is to "maintain safe environments, conditions, and equipment." The SHC needs major repairs and maintenance related to fire codes, plumbing, electrical, and electronic equipment. At this time, the SHC does not have an elevator or space to provide adequate privacy for special circumstances. Additionally, physical accommodations are necessary to secure protected health information in accordance with the Health Insurance Portability and Accountability Act of 1996 (HIPAA). In order for the Student Health Clinic to maintain its AAAHC accreditation (Association for the Accreditation of Ambulatory Health Care), facility improvements must adequately address the needs of students with disabilities, the privacy of individuals, the confidentiality of personal information, and the security of medical records.

Other Alternatives Explored	In assessing the necessary repairs and renovations related to student health and safety, the American Disabilities Act, AAAHC accreditation standards, and HIPAA regulations, it was determined that additional space was needed. To retain the current ideal location of the SHC and to control construction cost, it was decided to renovate the existing building, adding additional space as necessary to meet programmatic goals and regulatory guidelines.
Impact on Other Facilities and Square Footage	Spaces vacated in University buildings will be reassigned to other departments in need of space. It is not anticipated that this project will result in the abandonment or demolition of existing facilities.
Financial Resources for Construction Project	UNI students supported an annual Health Facility Fee of \$13/semester and \$9.75/summer to support this project, to be assessed over a twenty year period.
Financial Resources for Operations and Maintenance	The operations and maintenance costs will continue to be funded by the general fund. Reallocations of area maintenance and building services staff resources will be required to provide support for the additional building space.
External Forces	As described in the Institutional Mission/Strategic Plan above, standards set by the American Disabilities Act, the Association for the Accreditation of Ambulatory Health Care, the Health Insurance Portability and Accountability Act, and NFPA Codes, dictate some facility improvements at this time.

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**Innovative Teaching and Technology Center (East Gym Renovation)**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2002	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		July 2002	Approved
Negotiated Design Agreement—Schematic Through Construction Phase Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 1,388,920	Sept. 2002	Approved
Program Statement		Jan. 2003	Approved
Schematic Design		May 2003	Approved
Project Description and Total Budget	18,100,000	June 2003	Approved
Architectural Amendment #1 (Herbert Lewis Kruse Blunck, Des Moines, IA)	153,000	Nov. 2003	Requested

**Background** The renovation of the East Gym would construct classrooms, computer and other laboratories, offices and support spaces to provide students, faculty and staff with technologically current approaches for learning and teaching, along with up-to-date classrooms for existing programs.

The renovated facility would house Educational Technologies, the Center for Academic Achievement, the Academic Advising Center, Center for Enhancement of Teaching, the Digital Technology Program, the Geography and Anthropology Departments, and the Computer Consulting Center.

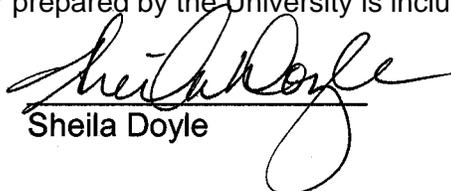
The project would also provide mechanical/electrical, fire safety, accessibility and exterior upgrades.

**Architectural Amendment** Amendment #1 (\$153,000) would provide compensation for design and construction phase services for the audiovisual and telecommunications components of the project.

- The full scope of work for these components was dependent upon an audit of the building requirements for these services, which has now been completed.

**Additional Information** The schematic design and project budget were approved prior to the July 2003 implementation date for the Board's policy for major capital projects.

Also presented for Board approval is a settlement of UNI-Dome litigation, and for Board ratification the acceptance of two completed construction contracts and one final report. The register prepared by the University is included in the Regent Exhibit Book.

  
Sheila Doyle

Approved:   
Gregory S. Nichols

